

High Oak Community Meeting

10-3-06 @ 6:30 pm

Questions and Answers

(Comments and recommendations received after the meeting follow under separate heading)

Questions to the Developer:

Q1 What is a mountable curb?

A1 A mountable curb is a new, more modern, more attractive design in concrete curbs. It is a lower curb with a rounded top edge.

Q2 What will the perimeter fencing product type be on the new development?

A2 Brick/Masonry.

Q3 What is a town home?

A3 For this project a town home means a multi-story home with a limited back and side yard. The town home product is designed for families that may be downsizing and prefer a low-maintenance home with a smaller yard.

Q4 Will any of the town homes or lofts have common walls?

A4 No. Each home will be a single family detached home.

Q5 The developer's handout states that the front and two sides of the homes will be brick. Will the fourth side consist of siding like homes in southeast Arlington?

A5 The rear side of the home can be brick, stone, stucco or Hardiplank subject to the desire and affordability of the homebuyer. Wood siding is not offered. There are numerous options and upgrade packages available for homebuyers.

Q6 Will the homes be pre-sold?

A6 Yes, however a model home and several spec homes of the various types will be built first.

Q7 Are the pictures displayed by the developer representative of the base model offering or do they represent homes with upgrades?

A7 The pictures displayed represent the standard base model home to be constructed.

Q8 Does the developer have any developments in the DFW area?

A8 No housing products have been built in the DFW area at this time.

Q9 Are all of the housing types planned to be developed on this site single-family?

A9 Yes.

Q10 Why are the homes not comparable with the existing neighborhood?

A10 The proposal is submitted based upon the highest and best use of this site within the constraints of the federal land use restrictions.

Q11 Has the developer driven through the neighborhoods?

A11 Yes.

Questions to the City:

Q1 Are there minimum square feet of exterior brick requirements?

A1 No, the proposed plan is submitted presuming that the project will be submitted as a Planned Development and evaluated by the Community Development and Planning Department as a Planned Development.

Q2 Will you provide a name and phone number of a contact at HUD to discuss the federal requirements?

A2 Contact Mindy Cochran at (817) 276-6755 who will provide you with the appropriate HUD contact information.

Q3 Does HUD dictate the total number of units to be built?

A3 No.

Q4 How many developers submitted a proposal for this RFP/BID?

A4 The City and the Chamber of Commerce distributed the RFP/ BID to over 30 local and regional housing developers. The City received two proposals; one proposal did not meet the RFP/BID requirements. Cavalia's proposal was selected because of the development team's related experience, and most importantly, the proposal met and exceeded all of the requirements of the RFP/BID.

The City provided an opportunity for the Community to view and comment on the developer's plan on 10-3-06.

Q5 Will City Council hold any public meetings or hearings prior to making a decision with regard to the final development plan?

A5 Yes.

Q6 How much will it cost to "buy out" HUD?

A6 Approximately \$2.8 million.

Q7 How did we get an RFP that did not require minimum property size standards?

A7 The RFP/ BID document solicited proposals from qualified developers. The proposals were required to provide information regarding the developer's qualifications and experience as well as a development plan. Due to the existing zoning on the property the RFP/BID suggested that the project may be part of a Planned Development (PD). The approved developer would be required to submit their plans to the City's Community Development and Planning Department and work through the City's procedures for plan approval.

Q8 Can we review the RFP?

A8 Yes. The RFP is posted on the City of Arlington web site on the High Oak project web page.

- Q9 Who stands to gain the most from this?
A9 The Citizens of Arlington. The City identified an innovative way of removing a substandard multi-family rental apartment complex consisting of 132 rental units to be replaced with 74 owner-occupied, single-family dwellings that fit with the existing community without negative impact on the general fund.

Citizen Comments

1. Arlington is seeing an increase in poverty (per O.K. Carter)
2. "I do not want subsidized housing or low income residents in my neighborhood."
3. "The planned housing types are not representative of the existing community."
4. "The RFP was flawed which may have resulted in local developers not applying."
5. To buy out HUD at a price of \$2.8 million for this property is a bargain.
6. The project as planned will add \$10-\$11 million to the tax rolls; building Giovanni at Sunset priced homes (\$500,000 homes) would add \$15 million.
7. This development is located in a pocket of west Arlington that is not typical of west Arlington.

Citizen Recommendations

- ✓ Use general fund dollars of \$2.8 million to "buy HUD out"
- ✓ Do not build two story homes adjacent to properties on High Oak
- ✓ Homes should be a minimum of 1,500 square feet
- ✓ Brick and masonry exterior siding is preferred; no wood siding
- ✓ The City should ensure that the property drainage plan does not adversely affect properties owned by adjacent residents
- ✓ The homes should be priced higher than what is proposed
- ✓ Prefer high priced homes be sold to increase existing property values
- ✓ The developer should increase the SEER rating on the air conditioning units to 19 SEER
- ✓ The developer should increase the size of the homes and the lot size of the Signature series homes on the north side of the development
- ✓ The City should re-bid project
- ✓ Use the lot size and home size of Interlochen, Millwood, the Oaks neighborhoods as standards
- ✓ The Signature series homes on the north side of the lot needs to be larger
- ✓ Consider gentrification
- ✓ Build 25 or 30 \$500,000 homes in place of the proposed plan
- ✓ Because only one proposal was received, rebid the project

High Oak Terrace Re-development

Questions and Comments Received After the Community Meeting

Questions

- Q1 Will the citizens be able to participate through future meetings?
A1 Yes, the next community meeting is currently in the planning stages. The date, time and location will be announced.
- Q2 Has the City thoroughly reviewed the background and capacity of the proposed developer?
A2 Yes, and the City is continuing its due diligence process.
- Q3 What is the value of pocket parks? I believe there is a land-use trade off between parks and lot sizes.
A3 The bid document requested innovative ideas and recommended the use of green space. However, all elements of the proposed development design are open to recommendations and change.
- Q4 What will the building materials of the perimeter walls be?
A4 Masonry products - Stone, brick and Hardie plank (concrete siding).

Citizen Comments

1. Two residents apologized for the rude behavior displayed by the group during the meeting.
2. Two Millwood residents praised the developer for the quality building materials planned for the project. Stated the building materials are superior to what was used on projects in the immediate vicinity and better than that used in Millwood.
3. A homeowner living near the subject property expressed approval of the proposed development plan and home pricing and recognized its compatibility with existing adjacent properties.
4. The City Council should not tamper with the “jewel” of Arlington.
5. The City should monitor contractor’s use of undocumented workers.
6. “I think the city and developer are on the right track. It is naive for those in opposition to expect \$250,000 and up homes to be built at High Oak Terrace. Sales prices ranging from \$120,000 to \$200,000 with a frontage landscape of run down duplexes, ugly warehouses businesses, not to mention motels and Division Street is pretty aggressive in my book!”
7. A resident stated that the proposed sale price points \$120,000 to \$200,000 are consistent with the properties in the immediate area surrounding High Oak Terrace. Sales prices that are much higher would not sell.